HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

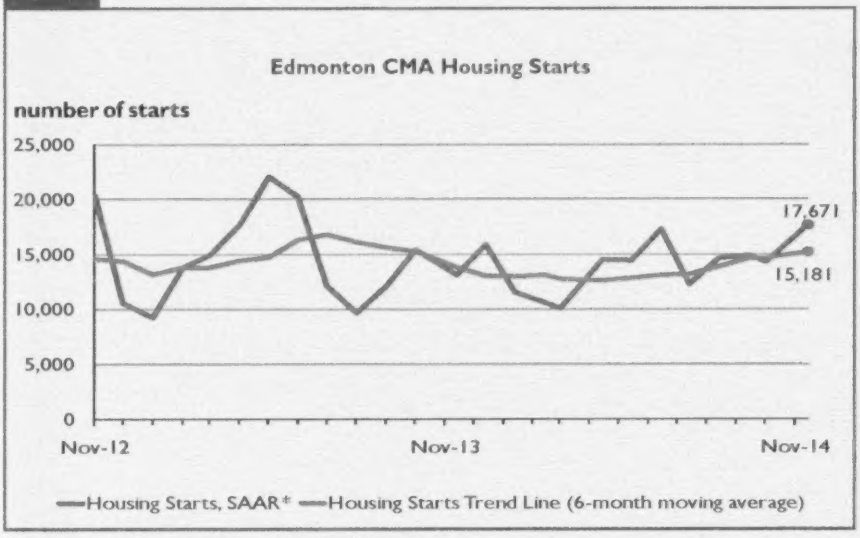
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2014

Highlights

- Actual housing starts increase in November
- Average absorbed price of single-detached homes moves up
- Multi-family ownership inventory remains low

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
4 Maps of Edmonton
10 Housing Now Report Tables
11 Housing Starts
12 Summary by Market
19 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

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Housing Market Overview

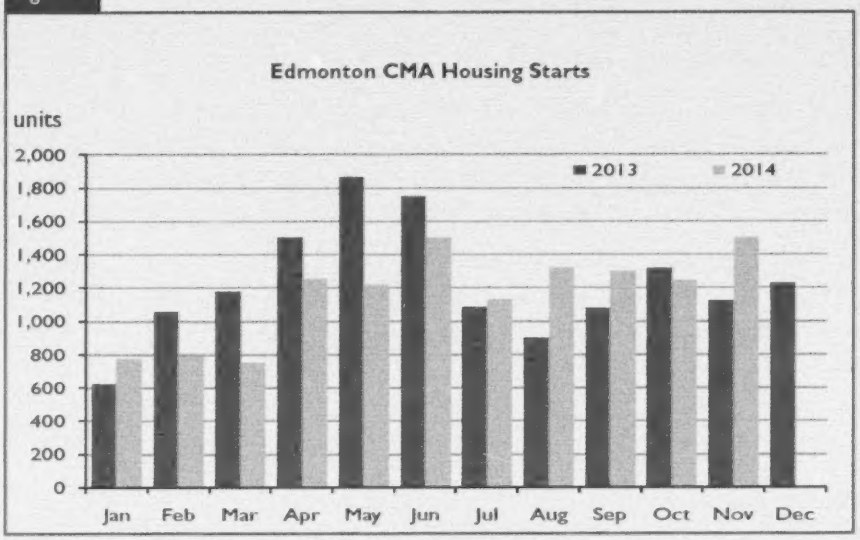
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 15,181 units in November compared to 14,637 in October. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA increased to 1,501 units in November, up from 1,125 in the same month of 2013. Gains were recorded in both single-detached and multi-family housing starts. On a year-to-date basis, total housing starts were down five per cent compared to the same period of 2013.

Strength in the single-detached segment of the housing market continued in November. Foundations were poured on 641 single-detached homes in November, a 13 per cent increase from the 567 started in the same month one year prior. Within city limits, single-detached starts reached 442 in November, up from 377 in the corresponding month of 2013. On a year-to-date basis, single-detached starts in the Edmonton CMA increased 13 per cent year-over-year. Employment growth, wage gains, and relatively low inventory in the competing resale market have contributed to higher demand for single-detached homes.

Completions of single-detached homes increased three per cent year-over-year in November to 599 units. The number of absorptions also moved higher, rising from 535 in November 2013 to 571 this November. With completions outpacing absorptions, the number of unabsorbed single-detached homes in inventory rose to 532 in November, up from the 504 units in inventory in October 2014 but still down from 640 in November 2013.

Figure 2

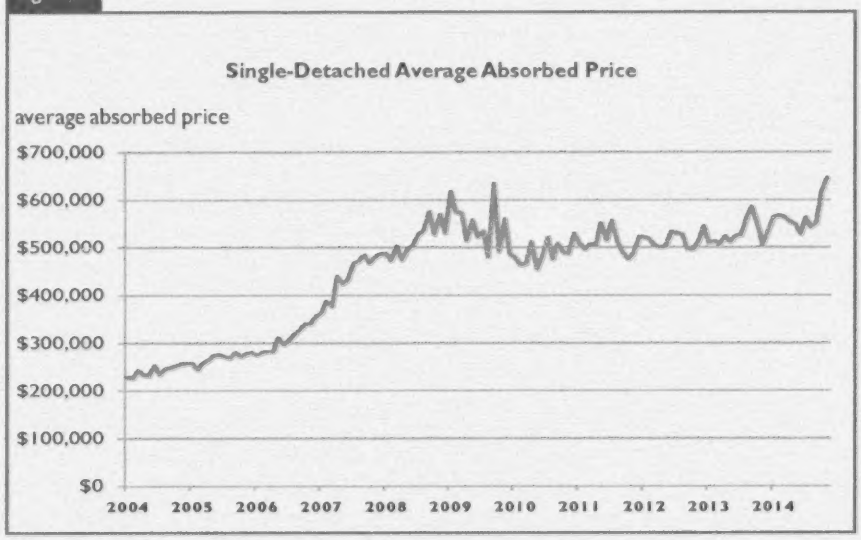


Source: CMHC

The average absorbed price for a single-detached home in the Edmonton CMA increased 27.6 per cent to $643,672 in November from $504,611 in the corresponding month of 2013. There was a higher proportion of luxury homes absorbed in November, which contributed to the rise in the average absorbed price. Homes priced above one million dollars accounted for eight per cent of total absorptions, up from four per cent in same month of 2013. After 11 months of 2014, the average absorbed price was $567,005, up 7.2 per cent from the same period of 2013.

Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, rose to 860 units in November from 558 in the same month of 2013. Increases were recorded in each segment of

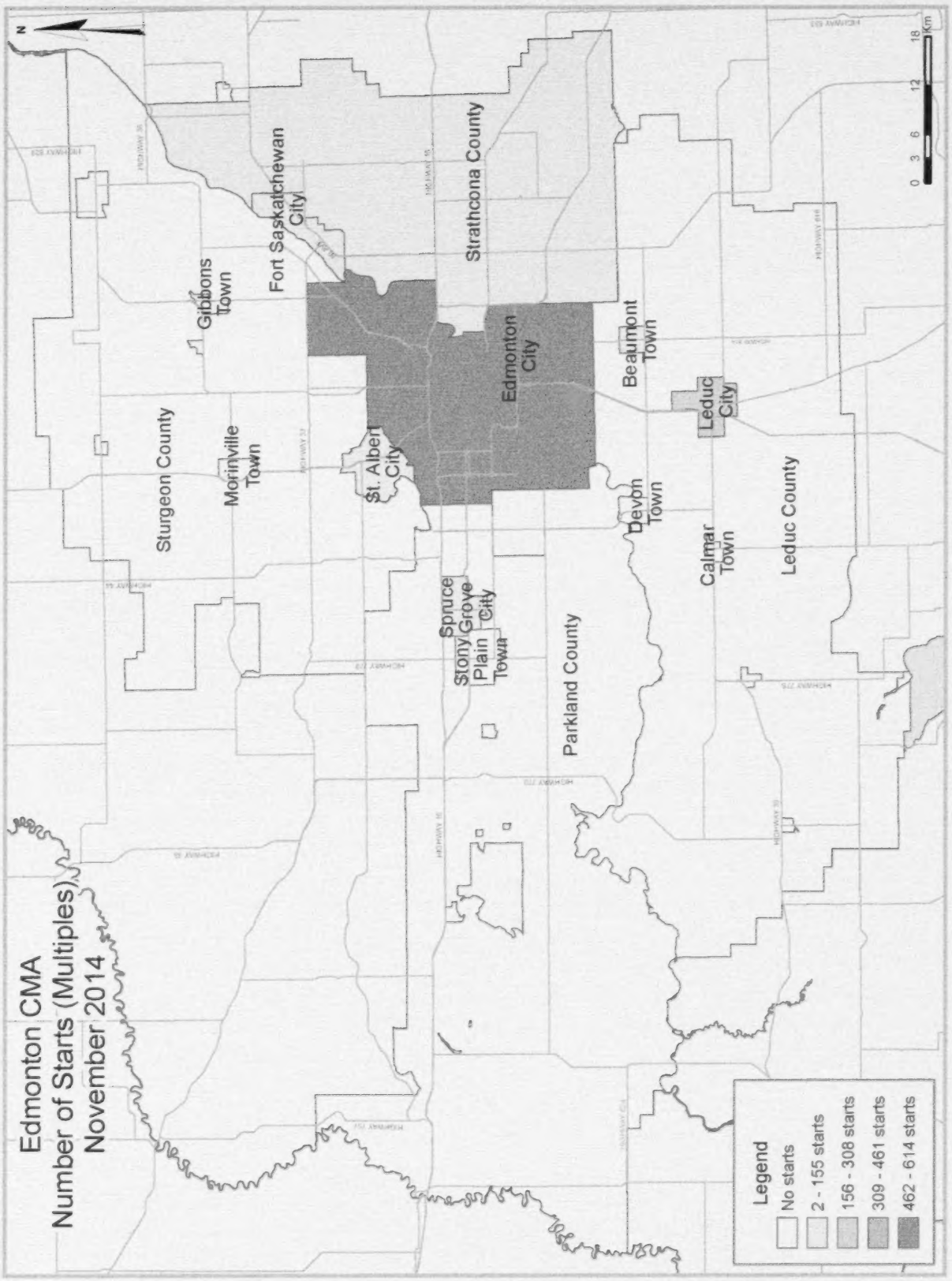
Figure 3

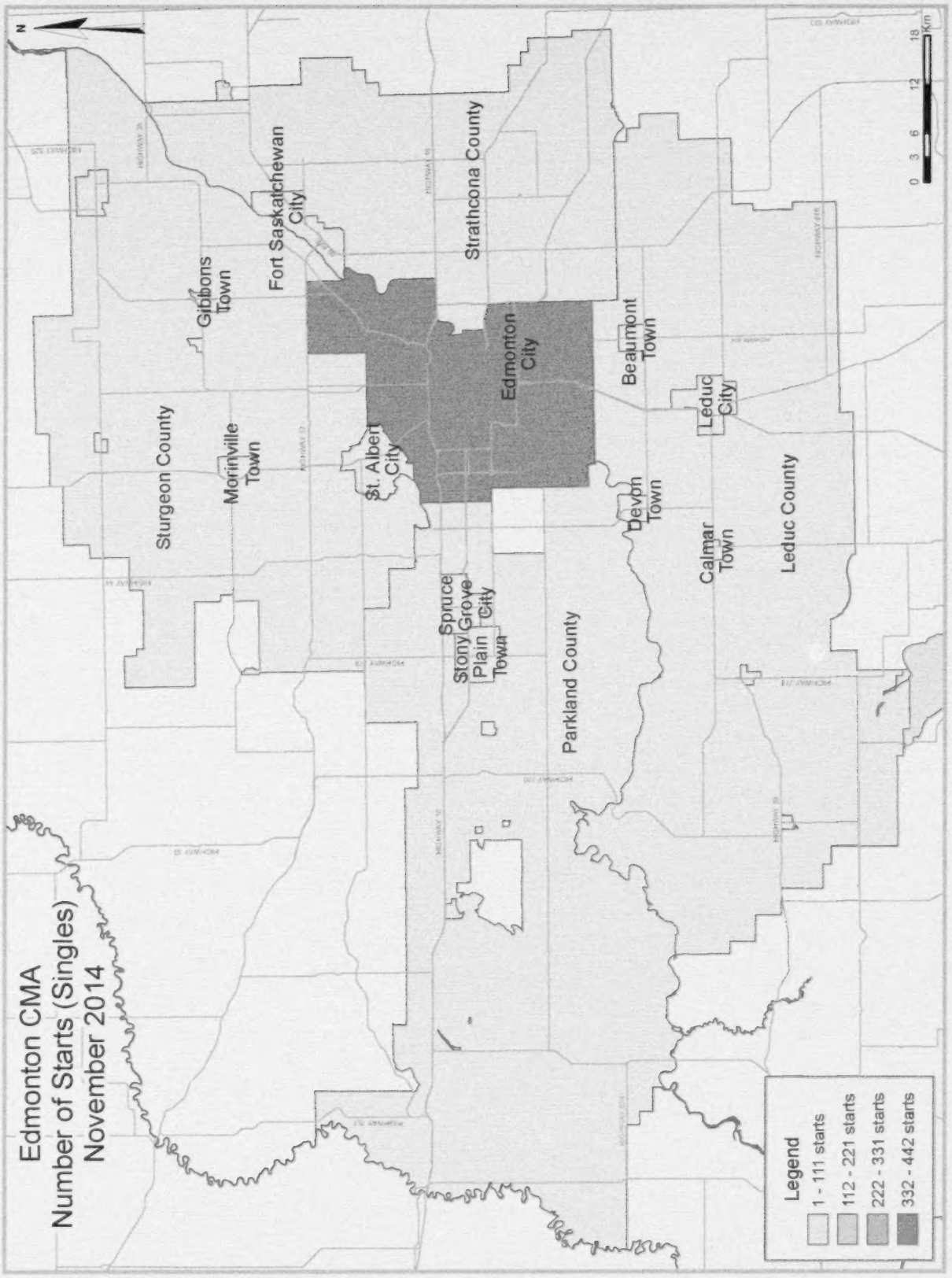


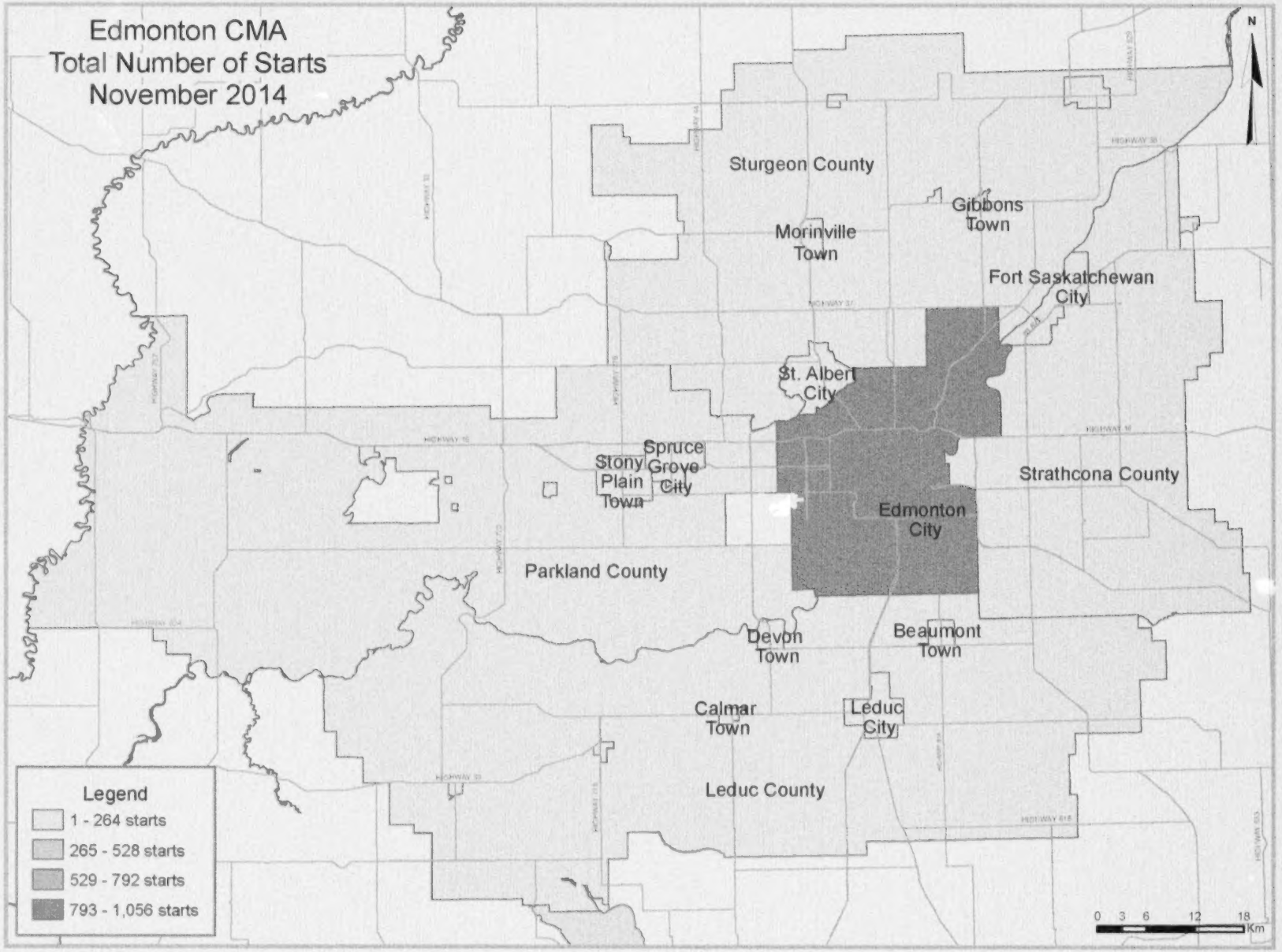
Source: CMHC

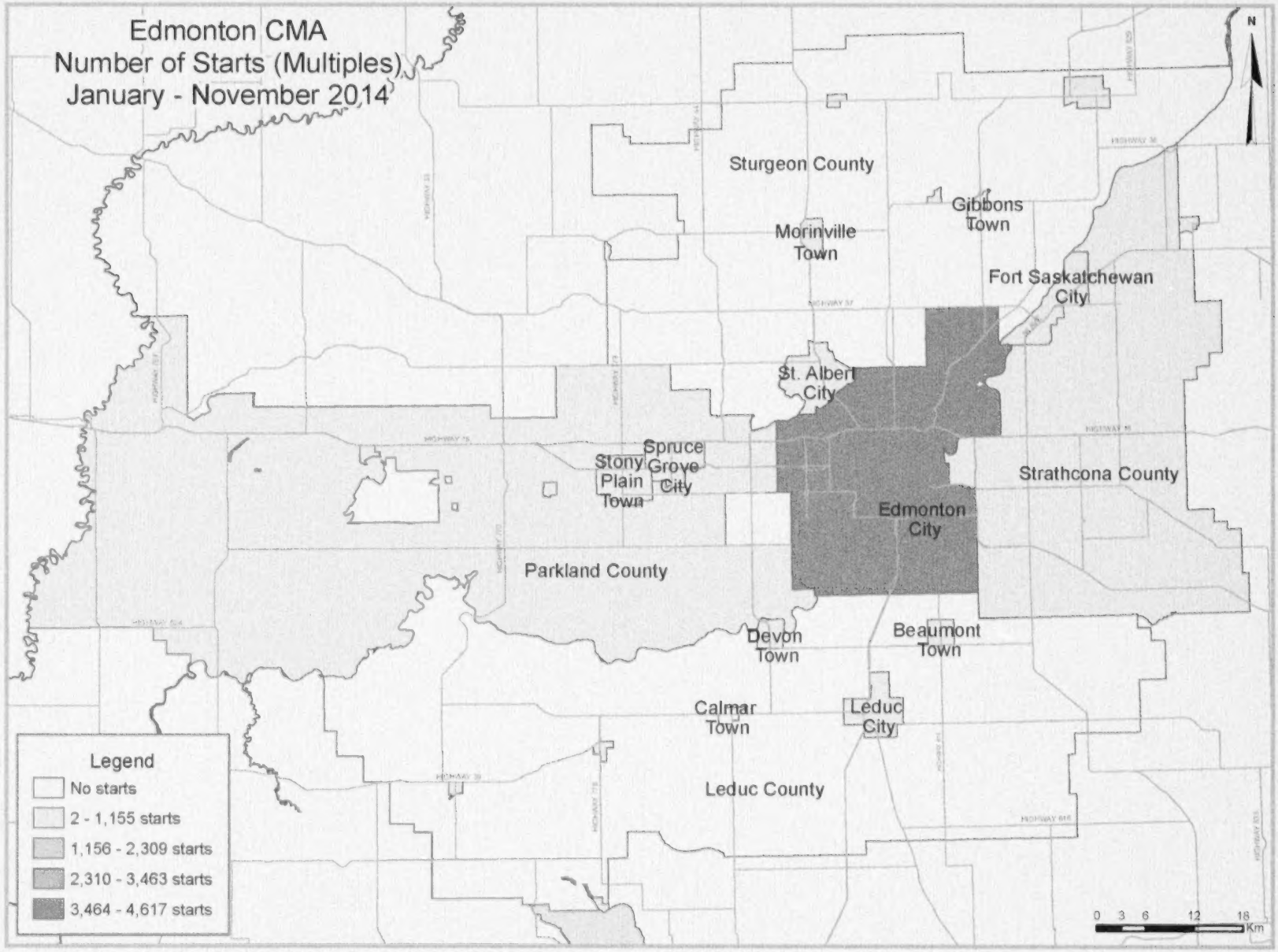
the market with apartments posting the largest gain. Within the City of Edmonton, multi-family starts were 66 per cent higher over the same comparison. Despite the gain in November, on a year-to-date basis multi-family housing starts in the Edmonton CMA were down 18 per cent. After reaching a near-record level in 2013, multi-family starts have moved lower in 2014 as builders reduce starts to ensure that inventory levels remain manageable.

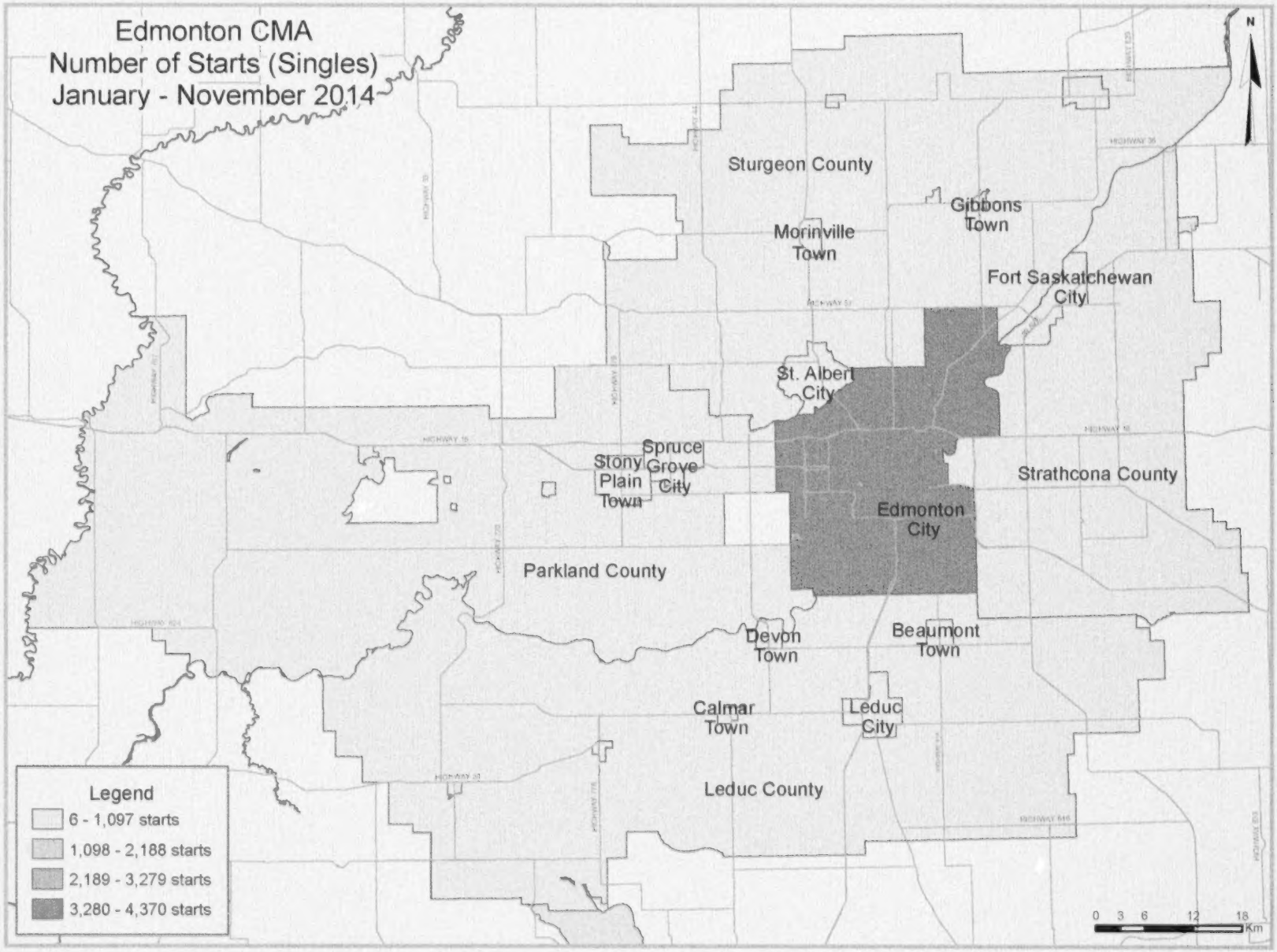
There were 10,025 multi-family units under construction in November, up three per cent from 12 months prior. At the same time completions reached 952 units, one per cent higher than in November 2013. Despite the uptick in completions, the number of multi-family units of ownership tenure in inventory was down 26 per cent year-over-year to 451 units. Ownership inventory was lower in each of the three market segments, with row units posting the largest decline. Although inventory remained relatively low in November, the elevated number of units under construction is expected to put upward pressure on inventory in 2015 as units move into completion.

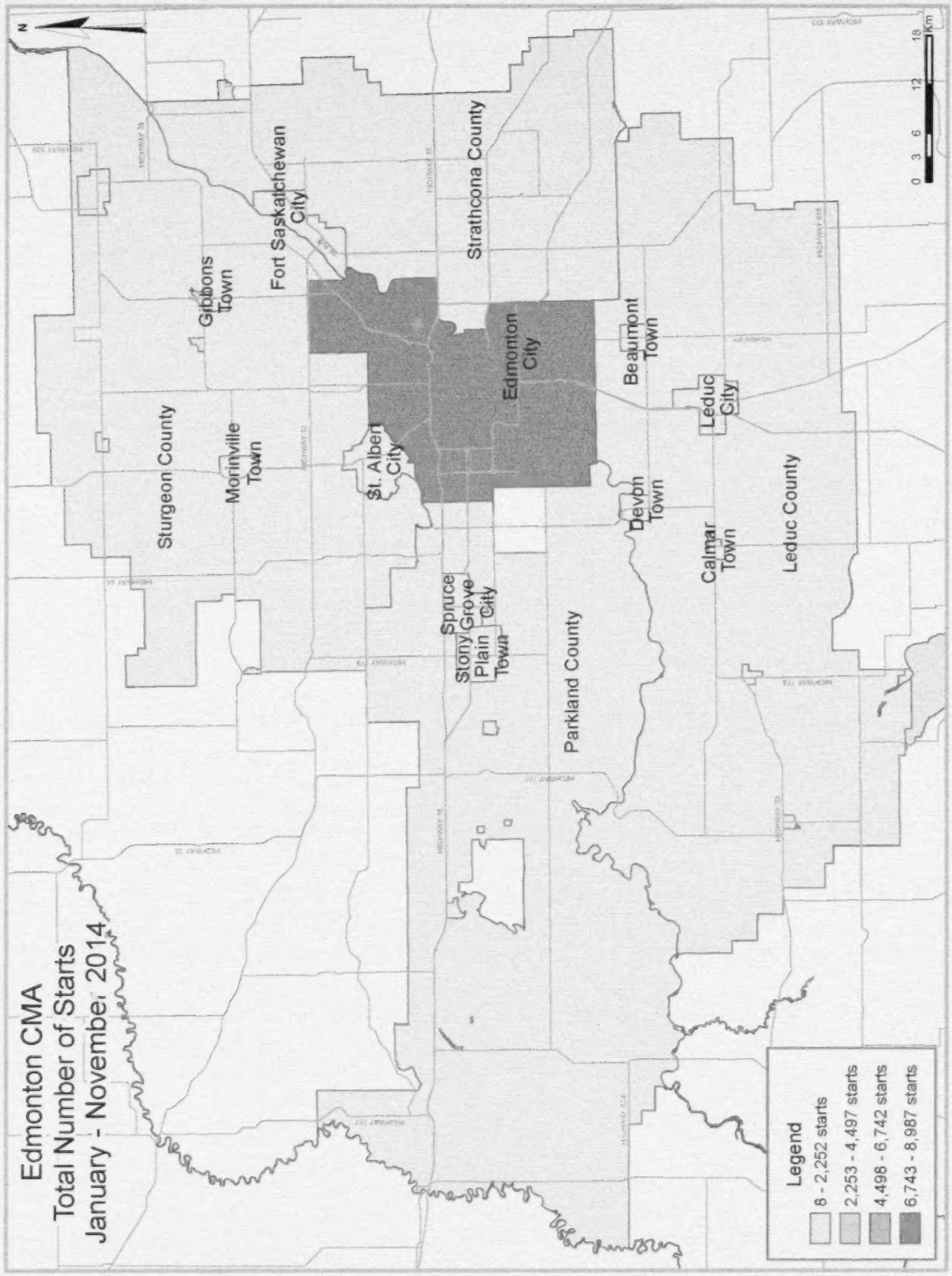

Edmonton CMA
Number of Starts (Multiples)
November 2014
N
Legend
No starts
2 - 155 starts
156 - 308 starts
309 - 461 starts
462 - 614 starts
0 3 6 12 18 Km
Sturgeon County
Morinville Town
Gibbons Town
Fort Saskatchewan City
Strathcona County
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
November 2014
N
0 3 6 12 18 Km
Legend
1 - 111 starts
112 - 221 starts
222 - 331 starts
332 - 442 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
November 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
1 - 264 starts
265 - 528 starts
529 - 792 starts
793 - 1,056 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - November 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 1,155 starts
1,156 - 2,309 starts
2,310 - 3,463 starts
3,464 - 4,617 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - November 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
6 - 1,097 starts
1,098 - 2,188 starts
2,189 - 3,279 starts
3,280 - 4,370 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - November, 2014
N
0 3 6 12 18 Km
Legend
8 - 2,252 starts
2,253 - 4,497 starts
4,498 - 6,742 starts
6,743 - 8,987 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2014		
Edmonton CMA[1]	October 2014	November 2014
Trend[2]	14,637	15,181
SAAR	14,280	17,671
	November 2013	November 2014
Actual		
November - Single-Detached	567	641
November - Multiples	558	860
November - Total	1,125	1,501
January to November - Single-Detached	5,581	6,304
January to November - Multiples	7,881	6,482
January to November - Total	13,462	12,786

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2014	639	210	20	2	69	162	56	343	1,501
November 2013	566	148	20	1	84	11	0	295	1,125
% Change	12.9	41.9	0.0	100.0	-17.9	**	n/a	16.3	33.4
Year-to-date 2014	6,299	2,352	396	4	764	1,501	65	1,405	12,786
Year-to-date 2013	5,578	1,808	420	3	929	2,758	83	1,883	13,462
% Change	12.9	30.1	-5.7	33.3	-17.8	-45.6	-21.7	-25.4	-5.0
UNDER CONSTRUCTION									
November 2014	4,709	1,784	389	9	981	4,014	89	2,769	14,744
November 2013	4,072	1,359	332	4	975	4,697	35	2,371	13,845
% Change	15.6	31.3	17.2	125.0	0.6	-14.5	154.3	16.8	6.5
COMPLETIONS									
November 2014	599	246	53	0	116	399	4	134	1,551
November 2013	573	144	47	0	110	209	53	391	1,527
% Change	4.5	70.8	12.8	n/a	5.5	90.9	-92.5	-65.7	1.6
Year-to-date 2014	5,539	1,898	351	1	729	1,235	16	2,170	11,939
Year-to-date 2013	5,235	1,780	217	4	961	1,196	111	1,850	11,354
% Change	5.8	6.6	61.8	-75.0	-24.1	3.3	-85.6	17.3	5.2
COMPLETED & NOT ABSORBED									
November 2014	531	207	22	1	55	167	n/a	n/a	983
November 2013	640	202	21	0	162	225	n/a	n/a	1,250
% Change	-17.0	2.5	4.8	n/a	-66.0	-25.8	n/a	n/a	-21.4
ABSORBED									
November 2014	571	193	39	0	129	398	n/a	n/a	1,330
November 2013	535	140	42	0	100	242	n/a	n/a	1,059
% Change	6.7	37.9	-7.1	n/a	29.0	64.5	n/a	n/a	25.6
Year-to-date 2014	5,626	1,898	349	1	822	1,334	n/a	n/a	10,030
Year-to-date 2013	5,204	1,726	220	4	963	1,446	n/a	n/a	9,563
% Change	8.1	10.0	58.6	-75.0	-14.6	-7.7	n/a	n/a	4.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
November 2014	442	164	20	0	15	162	0	253	1,056
November 2013	376	124	12	1	70	11	0	153	747
Beaumont Town									
November 2014	9	6	0	0	0	0	0	0	15
November 2013	11	8	0	0	0	0	0	0	19
Devon Town									
November 2014	1	0	0	0	0	0	0	0	1
November 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2014	30	4	0	1	17	0	0	0	52
November 2013	19	4	0	0	0	0	0	142	165
Leduc City									
November 2014	23	12	0	0	8	0	56	90	189
November 2013	20	2	4	0	3	0	0	0	29
Leduc County									
November 2014	15	0	0	0	0	0	0	0	15
November 2013	13	0	0	0	0	0	0	0	13
Morinville Town									
November 2014	14	0	0	0	0	0	0	0	14
November 2013	2	0	4	0	0	0	0	0	6
Parkland County									
November 2014	26	0	0	0	0	0	0	0	26
November 2013	26	0	0	0	0	0	0	0	26
Spruce Grove City									
November 2014	22	22	0	0	17	0	0	0	61
November 2013	26	4	0	0	0	0	0	0	30
St. Albert City									
November 2014	13	2	0	0	0	0	0	0	15
November 2013	20	0	0	0	8	0	0	0	28
Stony Plain Town									
November 2014	6	0	0	0	0	0	0	0	6
November 2013	6	0	0	0	0	0	0	0	6
Strathcona County									
November 2014	9	0	0	1	12	0	0	0	22
November 2013	26	6	0	0	3	0	0	0	35
Sturgeon County									
November 2014	19	0	0	0	0	0	0	0	19
November 2013	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
November 2014	10	0	0	0	0	0	0	0	10
November 2013	6	0	0	0	0	0	0	0	6
Edmonton CMA									
November 2014	639	210	20	2	69	162	56	343	1,501
November 2013	566	148	20	1	84	11	0	295	1,125

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
November 2014	3,176	1,300	307	7	708	3,603	5	1,963	11,069
November 2013	2,605	1,053	167	4	806	4,311	10	1,517	10,473
Beaumont Town									
November 2014	113	28	4	0	0	0	0	0	145
November 2013	125	40	39	0	0	0	0	104	308
Devon Town									
November 2014	6	2	0	0	0	0	0	0	8
November 2013	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
November 2014	158	74	4	1	50	0	0	0	287
November 2013	143	36	0	0	2	0	21	142	344
Leduc City									
November 2014	240	140	32	0	23	160	80	90	765
November 2013	244	58	62	0	19	160	0	0	543
Leduc County									
November 2014	128	0	0	0	0	0	0	0	128
November 2013	115	0	0	0	0	0	0	0	115
Morinville Town									
November 2014	56	2	3	0	4	0	0	73	138
November 2013	25	0	12	0	4	0	0	37	78
Parkland County									
November 2014	113	4	0	0	0	0	0	0	117
November 2013	136	0	0	0	0	0	0	0	136
Spruce Grove City									
November 2014	197	144	39	0	48	0	0	247	675
November 2013	160	102	52	0	27	92	0	143	576
St. Albert City									
November 2014	121	14	0	0	56	193	0	188	572
November 2013	107	4	0	0	24	72	0	428	635
Stony Plain Town									
November 2014	63	40	0	0	23	0	0	0	126
November 2013	42	18	0	0	19	4	0	0	83
Strathcona County									
November 2014	186	34	0	1	69	58	0	208	556
November 2013	216	48	0	0	74	58	0	0	396
Sturgeon County									
November 2014	96	0	0	0	0	0	0	0	96
November 2013	99	0	0	0	0	0	0	0	99
Remainder of the CMA									
November 2014	56	2	0	0	0	0	4	0	62
November 2013	52	0	0	0	0	0	4	0	56
Edmonton CMA									
November 2014	4,709	1,784	389	9	981	4,014	89	2,769	14,744
November 2013	4,072	1,359	332	4	975	4,697	35	2,371	13,845

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
November 2014	350	156	31	0	96	399	0	134	1,166
November 2013	363	122	32	0	97	209	34	391	1,248
Beaumont Town									
November 2014	17	8	0	0	0	0	0	0	25
November 2013	17	0	12	0	0	0	0	0	29
Devon Town									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
November 2014	30	8	0	0	6	0	0	0	44
November 2013	32	6	0	0	2	0	19	0	59
Leduc City									
November 2014	28	8	4	0	6	0	4	0	50
November 2013	13	8	0	0	6	0	0	0	27
Leduc County									
November 2014	10	0	0	0	0	0	0	0	10
November 2013	9	0	0	0	0	0	0	0	9
Morinville Town									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	4	0	3	0	3	0	0	0	10
Parkland County									
November 2014	35	0	0	0	0	0	0	0	35
November 2013	38	2	0	0	0	0	0	0	40
Spruce Grove City									
November 2014	55	34	12	0	0	0	0	0	101
November 2013	35	6	0	0	0	0	0	0	41
St. Albert City									
November 2014	28	2	0	0	6	0	0	0	36
November 2013	14	0	0	0	0	0	0	0	14
Stony Plain Town									
November 2014	17	18	6	0	0	0	0	0	41
November 2013	5	0	0	0	0	0	0	0	5
Strathcona County									
November 2014	16	12	0	0	2	0	0	0	30
November 2013	35	0	0	0	2	0	0	0	37
Sturgeon County									
November 2014	6	0	0	0	0	0	0	0	6
November 2013	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
November 2014	7	0	0	0	0	0	0	0	7
November 2013	5	0	0	0	0	0	0	0	5
Edmonton CMA									
November 2014	599	246	53	0	116	399	4	134	1,551
November 2013	573	144	47	0	110	209	53	391	1,527

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2014	258	130	12	1	28	125	n/a	n/a	554
November 2013	353	146	9	0	101	153	n/a	n/a	762
Beaumont Town									
November 2014	17	0	0	0	0	0	n/a	n/a	17
November 2013	35	2	1	0	0	0	n/a	n/a	38
Devon Town									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	3	0	0	0	3	0	n/a	n/a	6
Fort Saskatchewan City									
November 2014	52	12	0	0	1	0	n/a	n/a	65
November 2013	34	5	0	0	3	0	n/a	n/a	42
Leduc City									
November 2014	32	6	1	0	0	0	n/a	n/a	39
November 2013	31	9	0	0	1	0	n/a	n/a	41
Leduc County									
November 2014	7	0	0	0	0	0	n/a	n/a	7
November 2013	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
November 2014	2	0	0	0	0	0	n/a	n/a	2
November 2013	17	1	7	0	17	0	n/a	n/a	42
Parkland County									
November 2014	10	2	0	0	0	0	n/a	n/a	12
November 2013	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
November 2014	56	27	3	0	3	42	n/a	n/a	131
November 2013	39	17	4	0	19	0	n/a	n/a	79
St. Albert City									
November 2014	40	3	0	0	4	0	n/a	n/a	47
November 2013	40	0	0	0	0	16	n/a	n/a	56
Stony Plain Town									
November 2014	20	19	6	0	9	0	n/a	n/a	54
November 2013	24	20	0	0	12	42	n/a	n/a	98
Strathcona County									
November 2014	32	8	0	0	10	0	n/a	n/a	50
November 2013	44	2	0	0	6	14	n/a	n/a	66
Sturgeon County									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
November 2014	5	0	0	0	0	0	n/a	n/a	5
November 2013	6	0	0	0	0	0	n/a	n/a	6
Edmonton CMA									
November 2014	531	207	22	1	55	167	n/a	n/a	983
November 2013	640	202	21	0	162	225	n/a	n/a	1,250

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
November 2014	350	136	23	0	98	395	n/a	n/a	1,002
November 2013	337	107	30	0	88	235	n/a	n/a	797
Beaumont Town									
November 2014	20	8	1	0	0	0	n/a	n/a	29
November 2013	16	0	12	0	0	0	n/a	n/a	28
Devon Town									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
November 2014	21	7	0	0	6	0	n/a	n/a	34
November 2013	28	9	0	0	2	4	n/a	n/a	43
Leduc City									
November 2014	26	6	5	0	13	0	n/a	n/a	50
November 2013	17	10	0	0	5	0	n/a	n/a	32
Leduc County									
November 2014	10	0	0	0	0	0	n/a	n/a	10
November 2013	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	4	0	0	0	2	0	n/a	n/a	6
Parkland County									
November 2014	35	0	0	0	0	0	n/a	n/a	35
November 2013	37	2	0	0	0	0	n/a	n/a	39
Spruce Grove City									
November 2014	44	22	10	0	2	3	n/a	n/a	81
November 2013	28	3	0	0	0	0	n/a	n/a	31
St. Albert City									
November 2014	24	1	0	0	8	0	n/a	n/a	33
November 2013	11	0	0	0	0	2	n/a	n/a	13
Stony Plain Town									
November 2014	13	2	0	0	0	0	n/a	n/a	15
November 2013	7	6	0	0	1	0	n/a	n/a	14
Strathcona County									
November 2014	14	11	0	0	2	0	n/a	n/a	27
November 2013	32	3	0	0	2	1	n/a	n/a	38
Sturgeon County									
November 2014	6	0	0	0	0	0	n/a	n/a	6
November 2013	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CMA									
November 2014	8	0	0	0	0	0	n/a	n/a	8
November 2013	6	0	0	0	0	0	n/a	n/a	6
Edmonton CMA									
November 2014	571	193	39	0	129	398	n/a	n/a	1,330
November 2013	535	140	42	0	100	242	n/a	n/a	1,059

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	1 .2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Edmonton City	442	377	164	132	35	74	415	164	1,056	747	41.4
Beaumont Town	9	11	6	8	0	0	0	0	15	19	-21.1
Calmar Town	7	0	0	0	0	0	0	0	7	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	31	19	6	4	15	0	0	142	52	165	-68.5
Gibbons Town	2	2	0	0	0	0	0	0	2	2	0.0
Leduc City	23	20	12	2	64	7	90	0	189	29	**
Leduc County	15	13	0	0	0	0	0	0	15	13	15.4
Morinville Town	14	2	0	0	0	4	0	0	14	6	133.3
Parkland County	26	26	0	0	0	0	0	0	26	26	0.0
Spruce Grove City	22	26	22	4	17	0	0	0	61	30	103.3
St. Albert City	13	20	2	8	0	0	0	0	15	28	-46.4
Stony Plain Town	6	6	0	0	0	0	0	0	6	6	0.0
Strathcona County	10	26	12	6	0	3	0	0	22	35	-37.1
Sturgeon County	19	15	0	0	0	0	0	0	19	15	26.7
Remainder of the CMA	1	4	0	0	0	0	0	0	1	4	-75.0
Edmonton CMA	641	567	224	164	131	88	505	306	1,501	1,125	33.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	4,370	3,696	1,736	1,440	680	947	2,201	3,622	8,987	9,705	-7.4
Beaumont Town	122	134	40	44	7	51	0	104	169	333	-49.2
Calmar Town	33	13	0	0	0	0	0	0	33	13	153.8
Devon Town	6	2	2	0	0	0	0	0	8	2	**
Fort Saskatchewan City	260	214	124	56	44	59	0	142	428	471	-9.1
Gibbons Town	9	21	0	0	0	0	0	0	9	21	-57.1
Leduc City	259	262	162	76	146	74	90	0	657	412	59.5
Leduc County	105	108	0	0	0	0	0	0	105	108	-2.8
Morinville Town	62	39	2	2	7	27	36	37	107	105	1.9
Parkland County	162	173	6	2	0	0	0	0	168	175	-4.0
Spruce Grove City	305	232	194	136	116	98	104	143	719	609	18.1
St. Albert City	178	150	62	28	22	0	231	500	493	678	-27.3
Stony Plain Town	94	74	64	34	28	3	0	4	186	115	61.7
Strathcona County	209	326	114	108	18	55	208	58	549	547	0.4
Sturgeon County	110	114	0	0	0	0	0	0	110	114	-3.5
Remainder of the CMA	20	23	2	0	0	0	36	31	58	54	7.4
Edmonton CMA	6,304	5,581	2,508	1,926	1,068	1,314	2,906	4,641	12,786	13,462	-5.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Edmonton City	35	74	0	0	162	11	253	153
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	15	0	0	0	0	0	0	142
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	7	56	0	0	0	90	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	17	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	75	88	56	0	162	11	343	295

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	680	925	0	22	1,380	2,593	821	1,029
Beaumont Town	7	51	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	44	0	0	59	0	0	0	142
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	82	74	64	0	0	0	90	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	27	0	0	0	0	36	37
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	116	98	0	0	0	0	104	143
St. Albert City	22	0	0	0	121	72	110	428
Stony Plain Town	28	3	0	0	0	4	0	0
Strathcona County	18	55	0	0	0	58	208	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	31	36	0
Edmonton CMA	1,004	1,233	64	81	1,501	2,758	1,405	1,883

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Edmonton City	626	512	177	82	253	153	1,056	747
Beaumont Town	15	19	0	0	0	0	15	19
Calmar Town	7	0	0	0	0	0	7	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	34	23	18	0	0	142	52	165
Gibbons Town	2	2	0	0	0	0	2	2
Leduc City	35	26	8	3	146	0	189	29
Leduc County	15	13	0	0	0	0	15	13
Morinville Town	14	6	0	0	0	0	14	6
Parkland County	26	26	0	0	0	0	26	26
Spruce Grove City	44	30	17	0	0	0	61	30
St. Albert City	15	20	0	8	0	0	15	28
Stony Plain Town	6	6	0	0	0	0	6	6
Strathcona County	9	32	13	3	0	0	22	35
Sturgeon County	19	15	0	0	0	0	19	15
Remainder of the CMA	1	4	0	0	0	0	1	4
Edmonton CMA	869	734	233	96	399	295	1,501	1,125

Table 2.5: Starts by Submarket and by Intended Market
January - November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	6,303	5,286	1,862	3,366	822	1,053	8,987	9,705
Beaumont Town	169	229	0	0	0	104	169	333
Calmar Town	33	13	0	0	0	0	33	13
Devon Town	8	2	0	0	0	0	8	2
Fort Saskatchewan City	371	268	57	2	0	201	428	471
Gibbons Town	9	21	0	0	0	0	9	21
Leduc City	462	397	41	15	154	0	657	412
Leduc County	105	108	0	0	0	0	105	108
Morinville Town	67	60	4	8	36	37	107	105
Parkland County	168	175	0	0	0	0	168	175
Spruce Grove City	576	448	39	18	104	143	719	609
St. Albert City	200	154	183	96	110	428	493	678
Stony Plain Town	164	108	22	7	0	0	186	115
Strathcona County	280	400	61	147	208	0	549	547
Sturgeon County	110	114	0	0	0	0	110	114
Remainder of the CMA	22	23	0	31	36	0	58	54
Edmonton CMA	9,047	7,806	2,269	3,690	1,470	1,966	12,786	13,462

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Edmonton City	350	370	166	144	117	132	533	602	1,166	1,248	-6.6
Beaumont Town	17	17	8	0	0	12	0	0	25	29	-13.8
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	30	32	14	8	0	19	0	0	44	59	-25.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	28	13	8	8	14	6	0	0	50	27	85.2
Leduc County	10	9	0	0	0	0	0	0	10	9	11.1
Morinville Town	0	4	0	0	0	6	0	0	0	10	-100.0
Parkland County	35	38	0	2	0	0	0	0	35	40	-12.5
Spruce Grove City	55	35	34	6	12	0	0	0	101	41	146.3
St. Albert City	28	14	8	0	0	0	0	0	36	14	157.1
Stony Plain Town	17	5	18	0	6	0	0	0	41	5	**
Strathcona County	16	35	14	2	0	0	0	0	30	37	-18.9
Sturgeon County	6	2	0	0	0	0	0	0	6	2	200.0
Remainder of the CMA	7	5	0	0	0	0	0	0	7	5	40.0
Edmonton CMA	599	580	270	170	149	175	533	602	1,551	1,527	1.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	3,723	3,392	1,478	1,416	584	815	2,569	2,628	8,354	8,251	1.2
Beaumont Town	128	181	50	28	42	23	104	0	324	232	39.7
Calmar Town	17	12	0	0	0	8	0	0	17	20	-15.0
Devon Town	2	10	0	0	0	5	0	0	2	15	-86.7
Fort Saskatchewan City	235	219	90	70	0	42	142	0	467	331	41.1
Gibbons Town	17	15	0	0	0	0	0	0	17	15	13.3
Leduc City	233	218	78	96	103	37	0	0	414	351	17.9
Leduc County	89	97	0	0	0	0	0	0	89	97	-8.2
Morinville Town	35	53	0	4	16	38	0	0	51	95	-46.3
Parkland County	192	181	2	10	0	0	0	0	194	191	1.6
Spruce Grove City	275	188	166	132	112	83	92	202	645	605	6.6
St. Albert City	160	150	62	10	0	0	428	118	650	278	133.8
Stony Plain Town	80	87	40	64	24	16	34	0	178	167	6.6
Strathcona County	224	306	110	102	37	61	0	69	371	538	-31.0
Sturgeon County	103	102	0	0	0	0	0	0	103	102	1.0
Remainder of the CMA	27	35	0	0	0	0	36	31	63	66	-4.5
Edmonton CMA	5,540	5,246	2,076	1,932	918	1,128	3,405	3,048	11,939	11,354	5.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Edmonton City	117	105	0	27	399	211	134	391
Beaumont Town	0	12	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	19	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	10	6	4	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	6	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	6	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	145	129	4	46	399	211	134	391

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	578	773	6	42	1,143	1,198	1,426	1,430
Beaumont Town	42	23	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	38	0	0	142	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	99	37	4	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	16	26	0	12	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	112	83	0	0	92	0	0	202
St. Albert City	0	0	0	0	0	0	428	118
Stony Plain Town	24	16	0	0	0	0	34	0
Strathcona County	37	61	0	0	0	0	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	36	31
Edmonton CMA	908	1,028	10	100	1,235	1,198	2,170	1,850

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Edmonton City	537	517	495	306	134	425	1,166	1,248
Beaumont Town	25	29	0	0	0	0	25	29
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	38	38	6	2	0	19	44	59
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	40	21	6	6	4	0	50	27
Leduc County	10	9	0	0	0	0	10	9
Morinville Town	0	7	0	3	0	0	0	10
Parkland County	35	40	0	0	0	0	35	40
Spruce Grove City	101	41	0	0	0	0	101	41
St. Albert City	30	14	6	0	0	0	36	14
Stony Plain Town	41	5	0	0	0	0	41	5
Strathcona County	28	35	2	2	0	0	30	37
Sturgeon County	6	2	0	0	0	0	6	2
Remainder of the CMA	7	5	0	0	0	0	7	5
Edmonton CMA	898	764	515	319	138	444	1,551	1,527

Table 3.5: Completions by Submarket and by Intended Market
January - November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	5,247	4,826	1,669	1,942	1,438	1,483	8,354	8,251
Beaumont Town	220	232	0	0	104	0	324	232
Calmar Town	17	12	0	0	0	8	17	20
Devon Town	2	10	0	5	0	0	2	15
Fort Saskatchewan City	317	284	8	9	142	38	467	331
Gibbons Town	17	15	0	0	0	0	17	15
Leduc City	375	322	35	29	4	0	414	351
Leduc County	89	97	0	0	0	0	89	97
Morinville Town	47	72	4	11	0	12	51	95
Parkland County	194	191	0	0	0	0	194	191
Spruce Grove City	535	379	110	24	0	202	645	605
St. Albert City	172	160	50	0	428	118	650	278
Stony Plain Town	126	151	18	16	34	0	178	167
Strathcona County	300	344	71	125	0	69	371	538
Sturgeon County	103	102	0	0	0	0	103	102
Remainder of the CMA	27	35	0	0	36	31	63	66
Edmonton CMA	7,788	7,232	1,965	2,161	2,186	1,961	11,939	11,354

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2014	24	7.0	93	27.0	99	28.8	53	15.4	75	21.8	344	509,500	690,413
November 2013	22	6.7	131	39.9	103	31.4	39	11.9	33	10.1	328	460,250	500,859
Year-to-date 2014	203	5.4	1,119	29.9	1,202	32.1	588	15.7	630	16.8	3,742	495,344	573,698
Year-to-date 2013	294	9.1	1,234	38.1	983	30.3	307	9.5	424	13.1	3,242	457,076	532,946
Beaumont Town													
November 2014	1	5.0	5	25.0	9	45.0	3	15.0	2	10.0	20	482,908	505,954
November 2013	1	6.3	8	50.0	2	12.5	5	31.3	0	0.0	16	444,675	474,272
Year-to-date 2014	5	3.4	55	37.4	56	38.1	25	17.0	6	4.1	147	474,499	489,919
Year-to-date 2013	4	2.3	63	36.6	68	39.5	35	20.3	2	1.2	172	478,944	483,361
Calmar Town													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	10	62.5	6	37.5	0	0.0	0	0.0	0	0.0	16	313,250	316,008
Year-to-date 2013	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Devon Town													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	8	--	--
Fort Saskatchewan City													
November 2014	2	9.5	3	14.3	7	33.3	5	23.8	4	19.0	21	514,000	575,281
November 2013	1	3.7	19	70.4	3	11.1	3	11.1	1	3.7	27	409,900	445,463
Year-to-date 2014	10	4.6	76	35.2	75	34.7	35	16.2	20	9.3	216	464,950	509,642
Year-to-date 2013	24	10.1	128	53.8	53	22.3	18	7.6	15	6.3	238	428,250	454,625
Gibbons Town													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	8	47.1	9	52.9	0	0.0	0	0.0	0	0.0	17	360,000	358,000
Year-to-date 2013	6	40.0	5	33.3	4	26.7	0	0.0	0	0.0	15	359,900	370,520
Leduc City													
November 2014	5	19.2	11	42.3	8	30.8	2	7.7	0	0.0	26	444,900	449,729
November 2013	4	23.5	10	58.8	3	17.6	0	0.0	0	0.0	17	393,000	395,326
Year-to-date 2014	59	25.2	82	35.0	69	29.5	23	9.8	1	0.4	234	422,427	434,435
Year-to-date 2013	52	23.6	96	43.6	50	22.7	14	6.4	8	3.6	220	412,368	429,739
Leduc County													
November 2014	1	10.0	0	0.0	3	30.0	3	30.0	3	30.0	10	604,906	600,782
November 2013	4	50.0	0	0.0	2	25.0	2	25.0	0	0.0	8	--	--
Year-to-date 2014	8	9.2	14	16.1	19	21.8	24	27.6	22	25.3	87	591,300	570,153
Year-to-date 2013	14	14.9	15	16.0	28	29.8	15	16.0	22	23.4	94	506,350	524,300
Morinville Town													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2014	2	4.2	38	79.2	7	14.6	1	2.1	0	0.0	48	406,500	412,483
Year-to-date 2013	2	4.2	39	81.3	6	12.5	1	2.1	0	0.0	48	401,500	410,871

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2014	1	7.7	0	0.0	1	7.7	3	23.1	8	61.5	13	655,116	697,672
November 2013	0	0.0	0	0.0	1	7.7	5	38.5	7	53.8	13	714,800	861,761
Year-to-date 2014	12	15.8	0	0.0	6	7.9	9	11.8	49	64.5	76	754,500	770,684
Year-to-date 2013	7	10.9	4	6.3	2	3.1	15	23.4	36	56.3	64	732,350	756,017
Spruce Grove City													
November 2014	1	2.4	16	38.1	16	38.1	7	16.7	2	4.8	42	477,014	477,362
November 2013	4	16.0	11	44.0	5	20.0	4	16.0	1	4.0	25	419,887	440,280
Year-to-date 2014	23	9.4	91	37.3	84	34.4	31	12.7	15	6.1	244	461,944	468,785
Year-to-date 2013	31	16.5	71	37.8	54	28.7	23	12.2	9	4.8	188	438,588	451,072
St. Albert City													
November 2014	0	0.0	0	0.0	4	18.2	4	18.2	14	63.6	22	672,337	752,786
November 2013	0	0.0	1	10.0	2	20.0	3	30.0	4	40.0	10	590,350	701,040
Year-to-date 2014	0	0.0	5	3.2	34	21.9	50	32.3	66	42.6	155	629,000	674,548
Year-to-date 2013	0	0.0	12	8.6	48	34.5	24	17.3	55	39.6	139	583,000	632,268
Stony Plain Town													
November 2014	3	25.0	5	41.7	2	16.7	1	8.3	1	8.3	12	397,229	489,530
November 2013	2	33.3	3	50.0	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2014	10	13.7	25	34.2	21	28.8	7	9.6	10	13.7	73	464,500	517,449
Year-to-date 2013	16	18.8	47	55.3	12	14.1	2	2.4	8	9.4	85	399,900	441,040
Strathcona County													
November 2014	0	0.0	1	7.7	7	53.8	1	7.7	4	30.8	13	530,000	834,615
November 2013	0	0.0	1	3.1	15	46.9	10	31.3	6	18.8	32	559,500	594,844
Year-to-date 2014	0	0.0	14	6.5	90	41.7	53	24.5	59	27.3	216	556,000	746,759
Year-to-date 2013	5	1.6	57	18.2	125	39.9	61	19.5	65	20.8	313	520,000	626,451
Sturgeon County													
November 2014	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	--	--
November 2013	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2014	16	17.6	5	5.5	16	17.6	21	23.1	33	36.3	91	590,000	612,780
Year-to-date 2013	9	8.9	8	7.9	24	23.8	28	27.7	32	31.7	101	590,000	634,202
Remainder of the CMA													
November 2014	4	57.1	2	28.6	0	0.0	0	0.0	1	14.3	7	--	--
November 2013	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	8	34.8	8	34.8	1	4.3	2	8.7	4	17.4	23	381,600	456,588
Year-to-date 2013	12	48.0	6	24.0	0	0.0	4	16.0	3	12.0	25	350,000	473,705
Edmonton CMA													
November 2014	46	8.6	136	25.4	156	29.2	82	15.3	115	21.5	535	505,000	643,672
November 2013	41	8.3	192	38.9	136	27.5	71	14.4	54	10.9	494	460,300	504,611
Year-to-date 2014	374	6.9	1,550	28.8	1,682	31.2	869	16.1	915	17.0	5,390	495,094	567,005
Year-to-date 2013	487	9.8	1,787	36.0	1,460	29.4	548	11.0	679	13.7	4,961	460,100	529,156

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2014						
Submarket	Nov 2014	Nov 2013	% Change	YTD 2014	YTD 2013	% Change
Edmonton City	690,413	500,859	37.8	573,698	532,946	7.6
Beaumont Town	505,954	474,272	6.7	489,919	483,361	1.4
Calmar Town	--	--	n/a	316,008	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	575,281	445,463	29.1	509,642	454,625	12.1
Gibbons Town	--	--	n/a	358,000	370,520	-3.4
Leduc City	449,729	395,326	13.8	434,435	429,739	1.1
Leduc County	600,782	--	n/a	570,153	524,300	8.7
Morinville Town	--	--	n/a	412,483	410,871	0.4
Parkland County	697,672	861,761	-19.0	770,684	756,017	1.9
Spruce Grove City	477,362	440,280	8.4	468,785	451,072	3.9
St. Albert City	752,786	701,040	7.4	674,548	632,268	6.7
Stony Plain Town	489,530	--	n/a	517,449	441,040	17.3
Strathcona County	834,615	594,844	40.3	746,759	626,451	19.2
Sturgeon County	--	--	n/a	612,780	634,202	-3.4
Remainder of the CMA	--	--	n/a	456,588	473,705	-3.6
Edmonton CMA	643,672	504,611	27.6	567,005	529,156	7.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
November 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,075	15.6	1,628	2,172	2,437	66.8	323,541	1.7	334,191
	February	1,301	5.7	1,569	2,328	2,518	62.3	334,347	1.4	340,871
	March	1,645	1.4	1,596	2,795	2,508	63.6	350,723	4.5	342,381
	April	1,838	-1.9	1,448	3,213	2,509	57.7	349,047	3.7	345,293
	May	2,151	-0.2	1,555	3,734	2,639	58.9	350,921	1.1	339,477
	June	2,052	7.3	1,678	3,151	2,703	62.1	353,360	3.8	344,937
	July	2,136	23.8	1,661	2,949	2,562	64.8	345,335	2.4	340,216
	August	1,753	14.2	1,705	2,660	2,550	66.9	348,758	4.3	347,011
	September	1,712	24.8	1,769	2,404	2,498	70.8	349,923	8.1	347,524
	October	1,682	23.2	1,714	2,102	2,387	71.8	332,461	1.4	339,163
	November	1,291	15.8	1,695	1,591	2,406	70.4	339,703	2.5	347,241
	December	916	14.1	1,535	912	2,292	67.0	347,103	5.4	356,916
2014	January	987	-8.2	1,502	2,282	2,495	60.2	343,545	6.2	356,505
	February	1,254	-3.6	1,542	2,178	2,390	64.5	357,061	6.8	360,652
	March	1,748	6.3	1,660	2,950	2,617	63.4	358,464	2.2	354,706
	April	2,098	14.1	1,634	3,436	2,712	60.3	362,586	3.9	354,681
	May	2,235	3.9	1,688	3,869	2,717	62.1	368,345	5.0	356,789
	June	2,188	6.6	1,660	3,384	2,660	62.4	367,489	4.0	358,142
	July	2,081	-2.6	1,659	3,102	2,665	62.3	359,574	4.1	356,466
	August	1,736	-1.0	1,758	2,619	2,617	67.2	362,418	3.9	361,023
	September	1,778	3.9	1,681	2,519	2,468	68.1	367,381	5.0	365,144
	October	1,611	-4.2	1,717	2,334	2,635	65.2	359,579	8.2	369,924
	November	1,280	-0.9	1,779	1,590	2,603	68.3	377,885	11.2	384,844
	December									
	Q3 2013	5,601	20.9		8,013			347,809	4.7	
	Q3 2014	5,595	-0.1		8,240			362,937	4.3	
	YTD 2013	18,636	10.7		29,099			344,872	3.1	
	YTD 2014	18,996	1.9		30,263			362,974	5.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2014

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	91.0	126.8	703	4.3	73.0	1,030
	February	595	3.00	5.24	91.0	128.0	702	4.4	72.7	1,028
	March	590	3.00	5.14	91.0	128.3	704	4.3	72.6	1,035
	April	590	3.00	5.14	91.2	129.0	704	4.5	72.5	1,038
	May	590	3.00	5.14	91.0	129.7	707	4.6	72.8	1,048
	June	590	3.14	5.14	91.3	130.0	713	4.7	73.2	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.9	73.7	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.3	74.1	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.2	73.9	1,037
	October	601	3.14	5.34	91.1	129.2	723	5.4	73.6	1,044
	November	601	3.14	5.34	90.9	129.3	725	5.2	73.5	1,050
	December	601	3.14	5.34	90.9	128.9	726	5.5	73.6	1,052
2014	January	595	3.14	5.24	90.8	129.6	728	5.5	73.5	1,063
	February	595	3.14	5.24	90.9	130.4	731	5.1	73.5	1,073
	March	581	3.14	4.99	90.9	132.5	737	4.8	73.6	1,072
	April	570	3.14	4.79	90.7	131.9	743	4.8	74.0	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.2	74.2	1,062
	June	570	3.14	4.79	91.1	132.1	744	5.5	74.1	1,063
	July	570	3.14	4.79	91.1	132.4	744	5.5	73.8	1,063
	August	570	3.14	4.79	91.3	132.2	741	5.6	73.3	1,063
	September	570	3.14	4.79	91.5	132.3	739	5.6	73.0	1,069
	October	570	3.14	4.79	91.5	132.8	742	5.4	72.9	1,065
	November	570	3.14	4.79			743	5.3	72.8	1,063
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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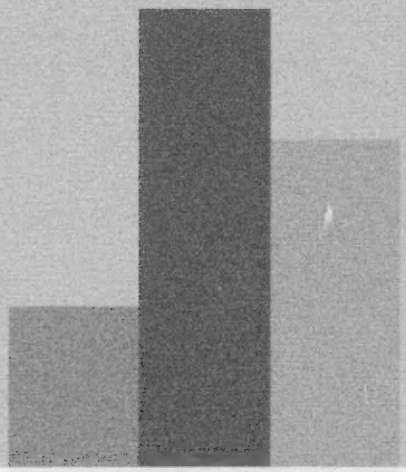

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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- Housing Now, Canada
- Housing Now, Major Centres
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